

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2015-0253.0A**P.C. DATE:** August 9, 2016**SUBDIVISION NAME:** Resubdivision of Lot 6, Block 6 of Broadacres**AREA:** 0.3360 acre**LOT(S):** 2**OWNER/APPLICANT:** 706 West 34<sup>th</sup> LLC  
(Michael Issa)**AGENT:** Noble Surveying and Engineering  
(Ryan Irion)**ADDRESS OF SUBDIVISION:** 5611 Jeff Davis Ave.**GRIDS:** J27**COUNTY:** Travis**WATERSHED:** Shoal Creek**JURISDICTION:** Full**EXISTING ZONING:** SF-3-NP**NEIGHBORHOOD PLAN:** Brentwood**PROPOSED LAND USE:** Single-Family

**VARIANCES:** A variance to section 25-4-175 to allow a residential flag lot(s) has been requested. The applicant is proposing one residential flag lots with this application. The applicant has obtained approval from the Fire Department to verify accessibility for emergency responders, approval from the Austin Water Utility, Austin Energy, and the City Arborist to verify there is adequate room for the required utilities and enhanced tree protection on the site. It is the Staff's opinion that the proposed subdivision is compatible with the surrounding development, and is consistent with other flag lots within the neighborhood. It should also be noted that there are no known deed restrictions on the site, and a note has been added that requires all addresses for residential lots utilizing a flag lot design must be displayed at their closest point of access to a public street for emergency responders. Because the application meets the flag lot criteria as required by the Land Development Code, the Staff recommends approval of the variance.

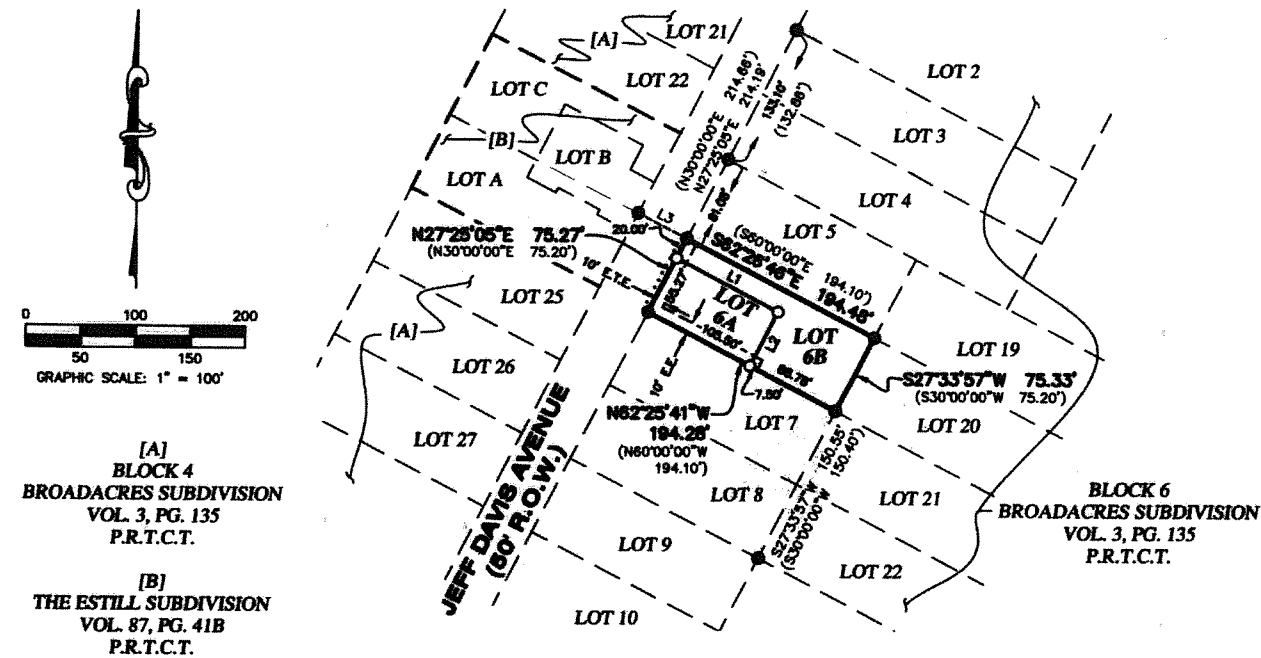
**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot 6, Block 6, Broadacres composed of two lots on 0.3360 acres. The applicant is proposing to resubdivide one lot into a two lot subdivision for residential uses.

**STAFF RECOMMENDATION:** If the variance is approved, the staff recommends approval of the plat. With variance approval, this plat would meet all applicable State and City of Austin LDC requirements.

**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Cesar Zavala  
Email address: [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)

**PHONE:** 512-974-3404



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N62°28'48"W	105.50'
L2	N27°25'05"E	55.31'
L3	N62°25'41"W	50.00'

LEGEND	
—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
- - -	EXISTING EASEMENTS
●	1/2" IRON PIPE FOUND (UNLESS NOTED)
●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD WITH "WARD-5811" CAP SET
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
E.E.	ELECTRIC EASEMENT
E.T.E.	ELECTRIC & TELECOMMUNICATION EASEMENT
(.....)	RECORD INFORMATION PER VOLUME 3, PAGE 135
.....	PROPOSED SIDEWALK

LOT SUMMARY	
TOTAL NUMBER OF LOTS : 2	
LOT 6A	0.1339 ACRE (5,833 SQ. FT.)
LOT 6B	0.2021 ACRE (8,804 SQ. FT.)
TOTAL	0.3360 ACRE (14,637 SQ. FT.)
LOT 6B - BUILDABLE AREA	0.1534 ACRE (6,684 SQ. FT.)

STATE OF TEXAS  
COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS: THAT 708 WEST 34TH LLC, BEING THE OWNER OF LOT 6, BLOCK 6, BROADACRES, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 135, PLAT RECORDS, TRAVIS COUNTY, TEXAS, CONVEYED IN DOCUMENT NUMBER 201438221 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 6, BLOCK 6, BROADACRES, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE LOT 6, BLOCK 6, BROADACRES IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

#### "RESUBDIVISION OF LOT 6, BLOCK 6 OF BROADACRES"

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS HERETOFORE GRANTED AND NOT RELEASED. IN WITNESS WHEREOF, 708 W 34TH LLC, REPRESENTED BY MICHEL ISSA, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

THE 16 DAY OF June 2016 A.D.

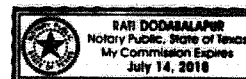
BY: 708 W 34TH LLC, A LIMITED LIABILITY COMPANY

MICHEL ISSA  
708 WEST 34TH STREET LLC  
708 WEST 34TH STREET, SUITE C  
AUSTIN, TEXAS 78705

STATE OF TEXAS  
COUNTY OF TRAVIS  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 16 DAY OF JUNE, 2016 A.D.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 16 DAY OF JUNE, 2016 A.D.

*Rafael O. Sabala*  
NOTARY PUBLIC FOR TRAVIS COUNTY, TEXAS  
ID 12988352-6



STATE OF TEXAS  
COUNTY OF TRAVIS  
I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION

WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN THE PLAT RECORDS OF \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

DANA DEBEAUVOR, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

BY: DEPUTY \_\_\_\_\_

THIS SUBDIVISION IS LOCATED IN THE CITY OF AUSTIN'S FULL PURPOSE JURISDICTION ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION AND DEVELOPMENT REVIEW, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

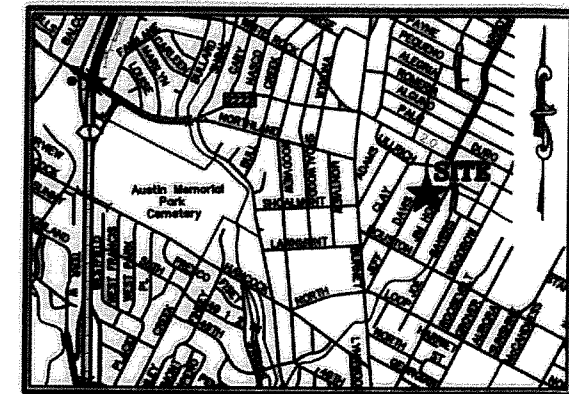
J. RODNEY GONZALES, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

STEPHEN OLIVER, CHAIRPERSON JAMES SHEN, SECRETARY

#### GENERAL NOTES:

- 1) EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THE SUBDIVISION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
- 2) NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF AUSTIN.
- 3) PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 4) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR ASSIGNS.
- 5) ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 6) THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- 7) AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-4, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 8) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 9) THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- 10) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
- 11) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 12) BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- 13) BUILDING SETBACKS ARE TO BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 14) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: JEFF DAVIS AVENUE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. [LDC, 25-8-351]
- 15) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRICAL SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 16) A JOINT USE ACCESS EASEMENT FOR THE TWO LOT SUBDIVISION HAS BEEN RECORDED SIMULTANEOUSLY WITH THE PLAT, DOC #2016067052.
- 17) ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET FOR EMERGENCY RESPONDERS.
- 18) A VARIANCE TO SECTION \_\_\_\_\_ OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE ZONING & PLANNING COMMISSION/PLANNING COMMISSION ON \_\_\_\_\_ (DATE).
- 19) AN INCREASE IN EMERGENCY VEHICLE ACCESS DISTANCE HAS BEEN APPROVED FOR LOT 6B, AS REQUESTED BY THE OWNER, PER EXCEPTION 3 TO SECTION 503.1.1 OF THE CITY OF AUSTIN FIRE CODE IN EFFECT ON SEPTEMBER 18, 2003. THIS EXCEPTION IS LIMITED TO CONSTRUCTION OF NO MORE THAN TWO SINGLE FAMILY ZONED RESIDENCES IMPACTED BY THE INCREASED EMERGENCY VEHICLE ACCESS DISTANCE.
- 20) PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SUBDIVISION ON OCTOBER 23, 2015 BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT.
- 21) LOTS 6A AND 6B WILL HAVE ACCESS TO JEFF DAVIS AVENUE ONLY THROUGH THE JOINT USE ACCESS EASEMENT, DOC #2016067052.
- 22) ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, [BROADACRES SUBDIVISION] SHALL APPLY TO THIS AMENDED / RESUBDIVISION PLAT.



VICINITY MAP

N.T.S.

#### BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4303), NAD83. ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000081753135

#### ENGINEER'S CERTIFICATION:

I, F. P. HOWLAND, II, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CODE OF 1996, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*F. P. Howland, II*  
F. P. HOWLAND, II, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 80451  
T.E.P.E. FIRM #0852  
7812-A HWY 71 WEST  
AUSTIN, TEXAS 78735



#### FLOODPLAIN NOTE:

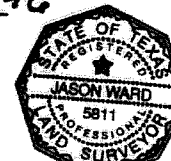
THIS PROPERTY IS LOCATED WITHIN ZONE 'X'. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48453C 0425H, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 28, 2008.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

#### SURVEYOR'S CERTIFICATION:

I, JASON WARD, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 25 OF THE AUSTIN CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

*Jason Ward*  
JASON WARD, R.P.L.S.  
TEXAS REGISTRATION NO. 5811  
P.O. BOX 80678  
AUSTIN, TEXAS 78708



**RESUBDIVISION OF  
LOT 6, BLOCK 6 OF  
BROADACRES**  
City of Austin,  
Travis County, Texas



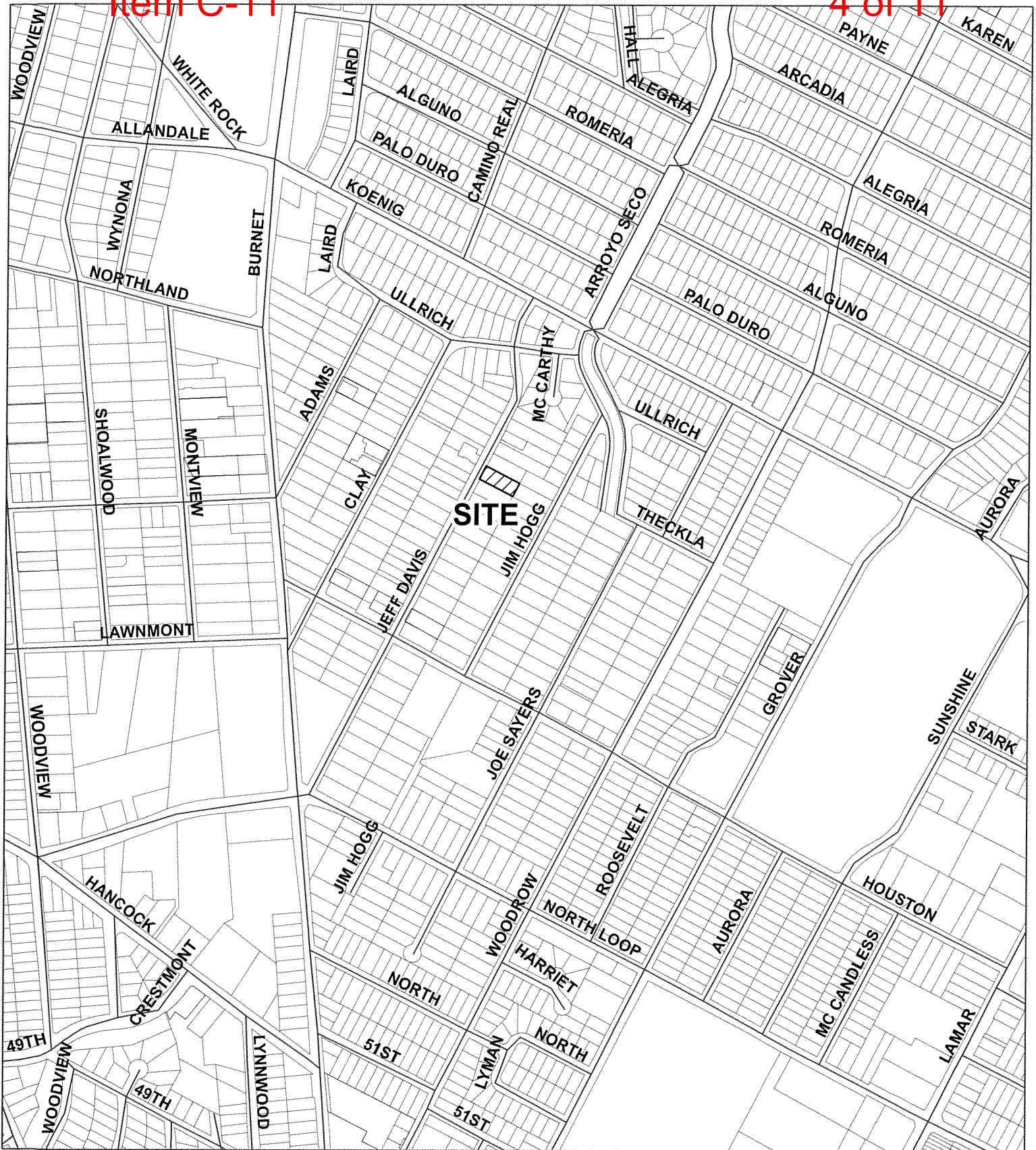
PO Box 80678, Austin Texas 78708  
WWW.4WARDLS.COM (512) 537-2364  
TSPS FIRM #19174309

Date:	6/14/2016
Project:	00272
Scale:	1" = 100'
Reviewer:	JSW
Tech:	DDL
Field Crew:	EN
Survey Date:	OCT. 2013
Sheet:	1 OF 1

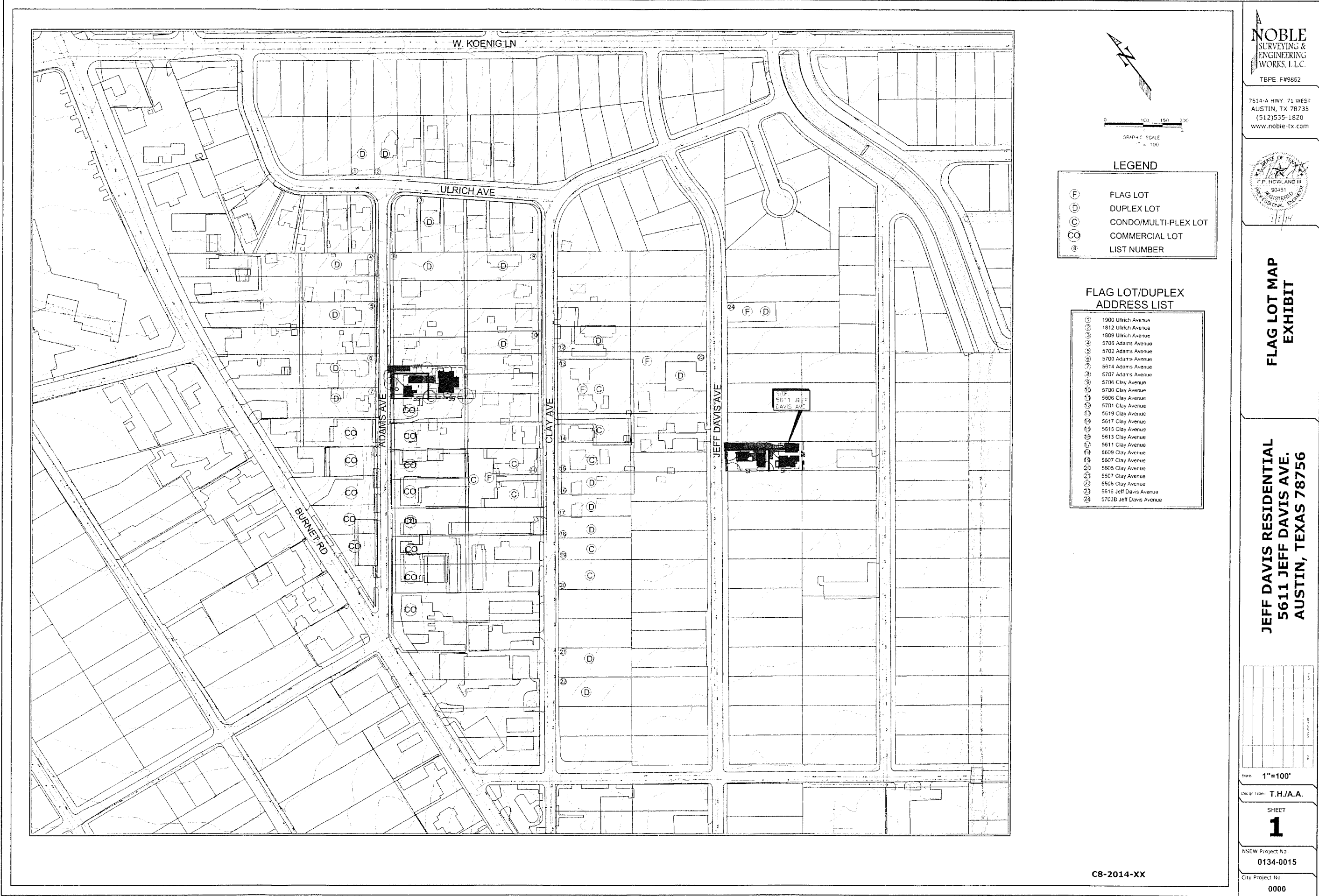
PLAT SUBMITTAL DATE: NOVEMBER 20, 2015

C8-2015-0253.0A



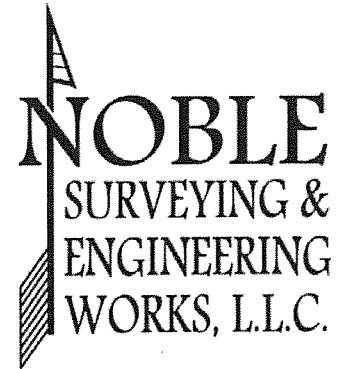


CASE#: C8-2015-0253.0A  
ADDRESS: 5611 JEFF DAVIS AVE.  
PROJECT: RESUBDIVISION OF LOT 6, BLOCK 6  
OF BROADACRES  
CASE MANAGER: CESAR ZAVALA



March 10th, 2016

Reviewers  
COA – Watershed Protection & Development Review  
505 Barton Springs Rod, 4<sup>th</sup> floor  
Austin, TX 78704  
Phone 512-974-2000



www.noble-tx.com  
TBPE Firm #9852

RE: 5611 Jeff Davis Avenue – Lot 6, Block 6 of Broadacres  
Variance Request Letter

Dear Reviewers,

This letter is to officially request a variance for a flag lot per Section 25-4-175. The variance should be granted since this flag lot meets all the points listed in Section 25-4-175-2a (reasons for why a flag lot shall be granted by the Land Use Commission).

Sincerely,

A handwritten signature in black ink, appearing to read "F.P. Howland III", with a stylized flourish at the end.

F.P. (Tres) Howland, III, PE  
Principal



## MEMORANDUM

**TO:** Members of the Planning Commission

**FROM:** Cesar Zavala, Planner Senior  
Development Services Department

**DATE:** July 19, 2016

**SUBJECT:** C8-2015-0253.0A Resubdivision of Lot 6, Block 6, Broadacres

The applicant for the above referenced subdivision application has requested a variance from Section 25-4-175(A)(2) of the Land Development Code to utilize a flag lot design for a resubdivision creating 2 single family residential lots. In reviewing the variance request, staff evaluated the request based upon the criteria below, (see criteria and staff response):

**(i) has provided accessibility for emergency responders;**

*The applicant has met with Austin Fire Department review staff and AFD staff has determined that the flag lot configuration proposed will not inhibit accessibility for emergency responders.*

**(ii) has adequate room for required utilities**

*The applicant has provided a driveway and utility plan to reviewers for the City of Austin Water and Wastewater review and Austin Energy Departments. The reviewers have determined after review of the utility/driveway plan that there is adequate room to provide utility service to both lots and utilities will not cross the proposed new lot lines.*

**(iii) enhances environmental and tree protection;**

*The applicant has provided a tree survey to arborist staff with the City of Austin and the arborist have no objections or further recommendations.*



**(iv) is otherwise compatible with the surrounding neighborhood;**

*Other lots fronting Jeff Davis Ave. have been resubdivided with a flag lot and with small lot configurations. North of this property at 5703 Jeff Davis Ave. the lot was resubdivided to include a flag lot. The property across the street at 5610 thru 5614 Jeff Davis Ave. was resubdivision into smaller lots. Additionally, the blocks west of the proposed resubdivision have flag lots, the properties at 5604 & 5606 Clay Ave. have one flag lot. The property at 5621 Adams Ave. was resubdivided with one flag lot.*

*The immediate area is zoned SF-3 which is the appropriate zoning for the proposed use. See attached, Surrounding Neighborhood Exhibit which generally shows the development pattern in the immediate vicinity. .*

**(v) the applicant provides a copy of any existing private deed restrictions;**

*The applicant has determined that there are no existing private deed restrictions that apply to this property.*

Based upon review of these criteria, staff **recommends** the variance request to develop a flag lot as a part of this resubdivision request.



## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
  - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
  - is the record owner of property within 500 feet of the subject property or proposed development; or
  - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

Item C-11

For additional information on the City of Austin's land development process, visit our web site: <http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2015-0253.0A

Contact: Cesar Zavala, 512-974-3404 or  
Thomas Sievers, 512-974-1237

Public Hearing: July 26, 2016, Planning Commission

Susan M. Page

Your Name (please print)

5704 Jim Hogg Ave.

Your address(es) affected by this application

Susan M. Page

Signature

Date

Daytime Telephone: [REDACTED]

Comments: I ask city staff/engineers to take

measures to ensure that any increase

in impervious cover, building design

considerations (gutter output location, etc.)

and all related matters does not add

in increase in runoff to adjacent

properties. The slope of the lot would be one

of the considerations. The developer should

be held accountable in this matter and

denied any subdivision of the existing

(over) (see reverse side)

If you use this form to comment, it may be returned to:

City of Austin - Development Services Department / 4<sup>th</sup> Fl

Cesar Zavala

P. O. Box 1088  
Austin, TX 78767-8810

Let until there is verification of no negative impact to adjacent properties.

## PUBLIC HEARING INFORMATION

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- is the record owner of property within 500 feet of the subject property or proposed development; or
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Case Number: C8-2015-0253.0A

Contact: Cesar Zavala, 512-974-3404 or  
Thomas Sievers, 512-974-1237

Public Hearing: July 26, 2016, Planning Commission

Your Name (please print)

*Wendy D. Courtes*

☒ I am in favor  
☐ I object

Your address(es) affected by this application

*5000 HARRIS DRIVE*

Signature

Date

Daytime Telephone:

*512-784-3000*

Comments:

If you use this form to comment, it may be returned to:

City of Austin – Development Services Department / 4<sup>th</sup> Fl

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810